

# SAN ANTONIO PLANNING COMMISSION AGENDA

\*      **May 26, 2004**      \*

**2:00 P.M.**

Heriberto Herrera – Chairperson  
 Susan M. Wright – Vice Chairperson  
 Mitch E. Meyer – Chairperson Pro Tem  
 James Darryl Byrd                      Murray H. Van Eman  
 Cecilia Garcia                          Robert Hanley  
 Amelia Hartman

Land Development Services – 11:45 am

Worksession 1:00 P.M. “Tobin Conference Room”

- Briefing Agenda Items - Any of the attached items may be discussed. (D.S.D)
- Briefing on park and open space requirements. (Parks and Recreation)
- Update on Land Development Services committee application pool. (Development Services)

1.      2:00 P.M. - Call to Order, Board Room, Development and Business Service Center

2.      Roll Call

3.      **PUBLIC HEARINGS**

**A.    PLAT w/ written notification**

<b>030580</b>	<b>Romero Villa</b>	<b>7</b>	<b>547 F-6</b>
	(On the east side of Rochelle Rd., approx. 310’ north of Whitby Rd.)		

Council District

Ferguson Map Grid

THE DEVELOPMENT AND BUSINESS SERVICE CENTER IS LOCATED AT 1901 SOUTH ALAMO AND IT IS WHEELCHAIR ACCESSIBLE. ACCESSIBLE PARKING SPACES IS LOCATED IN THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

\*Plat numbers 010481 and after are subject to the 2001 Unified Development Code process.

**B.    PLAT w/o notification**

**040006 Northeast Baptist Hospital U-2 10 552 A-7**  
(On the west side of Village Dr., approx. 600' north of Loop 1604).

## **CONSENT AGENDA**

### **PUBLIC HEARING FOR ITEM 4 HELD ABOVE:**

**4. 040006 Northeast Baptist Hospital U-2 10 552 A-7**  
(On the west side of Village Dr., approx. 600' north of Loop 1604.)

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### **PLATS:**

**5. 020278 Quorum 4 649 D-8**  
(On the east side of Barlite Blvd. north of Navajo St.)

**6. 030405 Mesa Creek U-3 OCL 646 D-1**  
(Along the eastern extension of Bonavantura St. from Laguna Point St.)

**7. 030463 Rosillo Creek Business Park 2 585-C-1**  
(On the southwest corner of Eisenhower Rd. and Woodlake Parkway).

**8. 030529 Sonoma Ranch II U-12 OCL 513 B-7**  
(Extending Auberry Dr. southward from Sonoma Ranch II U-8, north of Hausman Rd., west of N. Loop 1604).

**9. 030530 Sonoma Ranch II U-13 OCL 513 B-7**  
(At the corner of Sonoma Pkwy. and Palmdale Pass).

**10. 030554 Wolf Creek U-1 OCL 612 B-6**  
(At the intersection of Loop 1604 and Desert Wolf).

**11. 040109 Red Robin U-1 8 513 D-5**  
(Along the northern extension of Grey Fox Terrace, 326' north of Wild Eagle Road.)

**12. 040124 Magnolia Heights U-3C 6 612 D-2**  
(On the west side of Dugas Rd., 466' to the north of Military Dr.).

### **DEFERRAL:**

**13. 030266 Palo Alto 4 681 D-4**  
(At the intersection of Palo Alto Rd. and Villaret Rd.)

**SPECIAL PROJECT:**

14. **SP No. 1080** Request for a license to use public right-of-way over a drainage easement within NCB 8398 for an existing footbridge.

**INDIVIDUAL CONSIDERATION****PUD PLAN w/PUBLIC HEARING:**

15. **04-003** **Grayson Park PUD Plan** **9** **517 D-6**  
(East of Henderson Pass and south of Thousand Oaks Rd.)

**PLAT w/PUBLIC HEARING**

16. **040013** **Grayson Park (a townhouse PUD)** **9** **517 D-6**  
(On the south side of Thousand Oaks Dr., 1328' southeast of Henderson Pass).

**PLAT DEFERRAL APPEAL:**

17. **040044** **Villages at Huebner** **8** **548 D-6**  
(On the south side of Huebner Rd., 141' east of Valley Green Rd.).

**OTHER ITEMS:**

18. Consideration of the purchase of 58.9 acres of land in contiguous parcels, with 2 main buildings and excess land, located on Old Highway 90 West in District 6 for multiple uses for both the Department of Public Works and Parks and Recreation Departments. (Asset Management)
19. Public hearing and consideration of a resolution amending the land use plan contained in the Highlands Community Plan, a component of the Master Plan of the City, by changing the use of approximately .15 acres located at 809 Monticello Court from a medium-density residential land use to a community commercial land use. (Planning Department)
20. Public hearing and consideration of a resolution amending the land use plan contained in the Southside Initiative Community Plan, a component of the Master Plan of the City, by changing the use of approximately 413 acres located 1100 feet west of the intersection at Blue Wing Rd. and Southton Rd. from agriculture and resource protection land uses to rural living land use. (Planning Department)
21. Citizens to be Heard.
22. Approval of the minutes for May 12, 2004.
23. Director's report.

24. Questions and Discussion
25. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
26. **ADJOURNMENT.**

# SAN ANTONIO PLANNING COMMISSION

## PUBLIC NOTICE

### SUPPLEMENT

In addition to other scheduled items to be heard by the Planning Commission at its May 26, 2004 meeting, the Commission will be asked to consider the following item:

#### Item for Individual Consideration:

Council District  
Ferguson Map Grid

#### PLATS:

- 1. 040233 NISD – Dr. Martha Mead Elementary School 8 549 C-8**  
(At the terminus of Mid Horizon Dr., 450.51' west of Horizon Hill Blvd.)

Note: This item was placed on the agenda after the regular packet was printed.

THE DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET, IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING SPACES ARE LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING 207-7245 VOICE/TDD.

**PLANNING COMMISSION  
SUBDIVISION**

**AGENDA ITEM NO: \_\_\_\_\_ May 26, 2004**

NISD – DR. MARTHA MEAD  
ELEMENTARY SCHOOL  
**SUBDIVISION NAME**

**MAJOR PLAT**

040233  
**PLAT #**

**COUNCIL DISTRICT: 8**

**FERGUSON MAP GRID: 549 C-8**

**OWNER:** Northside Independent School District, by Jim Martin

**ENGINEER:** Civil Engineering Consultants, Inc., by Don Durden

**CASE MANAGER:** David Stallworth, Planner II

**Date filed with Planning Commission:** May 20, 2004

**Location:** At the west terminus of Mid Horizon Street, 450.51' west of Horizon Hill Blvd.

**Services Available:** SAWS water and sewer

**Zoning:** MF-33, Multi-family Residential District

**Proposed Use:** Elementary School

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**APPLICANT'S PROPOSAL:**

To plat **one (1) non-single-family** lot and **265** linear feet of public street consisting of **14.998** acres

**DISCUSSION:**

As this project is under tight construction deadlines with completion anticipated at the beginning of the 2004-2005 school year, the Development Services Director has agreed to the applicant's request for placement on the agenda as a supplemental item.

**STAFF RECOMMENDATION:**

Approval

